



5 Shrimpton Court,  
Ruddington, NG11 6GY



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This well presented semi detached bungalow provides accommodation including an entrance hallway, a living room with patio doors opening to the rear, a recently refitted kitchen, two bedrooms, and a modern shower room.

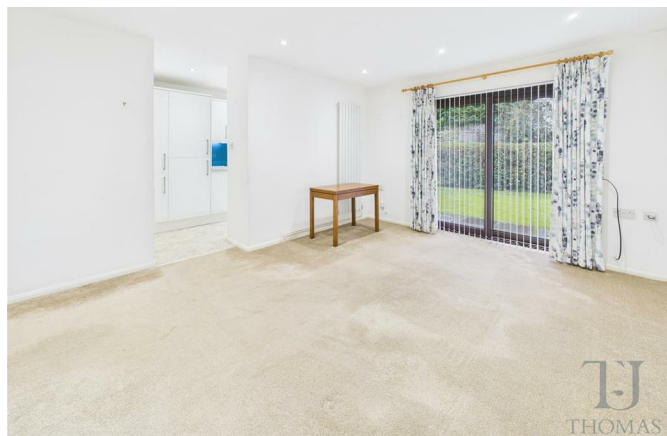
Benefiting from gas central heating and double glazing, the property also has a carport providing off road parking.

Shrimpton Court is a popular development of retirement bungalows, with a site manager on call, a Residents' lounge, well maintained communal gardens, and parking areas.

The development is within easy reach of a wealth of excellent facilities in the sought after south Nottinghamshire village of Ruddington including shops, restaurants, a doctors' surgery and country park. Local transport links give access to Nottingham City Centre.

Offered to the market with no upward chain. Viewing is highly recommended.

**Guide Price £235,000**







## ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has a storage cupboard, a loft access hatch, a ceiling light point, a radiator, laminate tiled flooring, and doors opening into the lounge, both bedrooms, and the shower room.

Bedroom one has a double glazed window to the front, a radiator, a ceiling light point, an emergency pull cord, and built in mirror fronted wardrobes.

Bedroom two has a window to the front, a radiator, a ceiling light point, an emergency pull cord, a wardrobe and over bed storage units.

Recently refitted, the shower room has a modern suite comprising; a shower cubicle with a mains fed shower, a marble effect UPVC splash back and a glazed screen, a wash hand basin with a mixer tap over, a tiled splash back, and vanity drawers beneath, plus a low flush wc. There is an obscure double glazed window to the side, a heated towel rail, ceiling spot lights, an emergency pull cord, and laminate tiled flooring.

The lounge has ceiling spot lights, two modern vertical radiators, open access to the kitchen, an emergency pull cord, and double glazed patio doors opening to the rear.

The newly fitted kitchen has a range of high gloss wall and base units in white, tiled splash backs and roll edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, and integrated appliances including a washing machine, a Beko dishwasher, an electric Indesit oven, and a Beko electric hob with an extractor hood over. The Vaillant boiler is housed in a cupboard, there is laminate tiled flooring, a radiator, a double glazed window to the rear, and ceiling spot lights.

## OUTSIDE

To the rear of the property there is patio seating area, and access to the communal gardens.

There is also a car port providing off road parking.

The property is conveniently situated close to the residents parking area, and the wardens lounge.

## LEASEHOLD INFORMATION

We are advised that the property is leasehold. There is monthly service charge of approx. £188.24.

We are also informed that the lease started on 01/06/1988 for 999 years.

For more information, please contact Thomas James Estate Agents.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

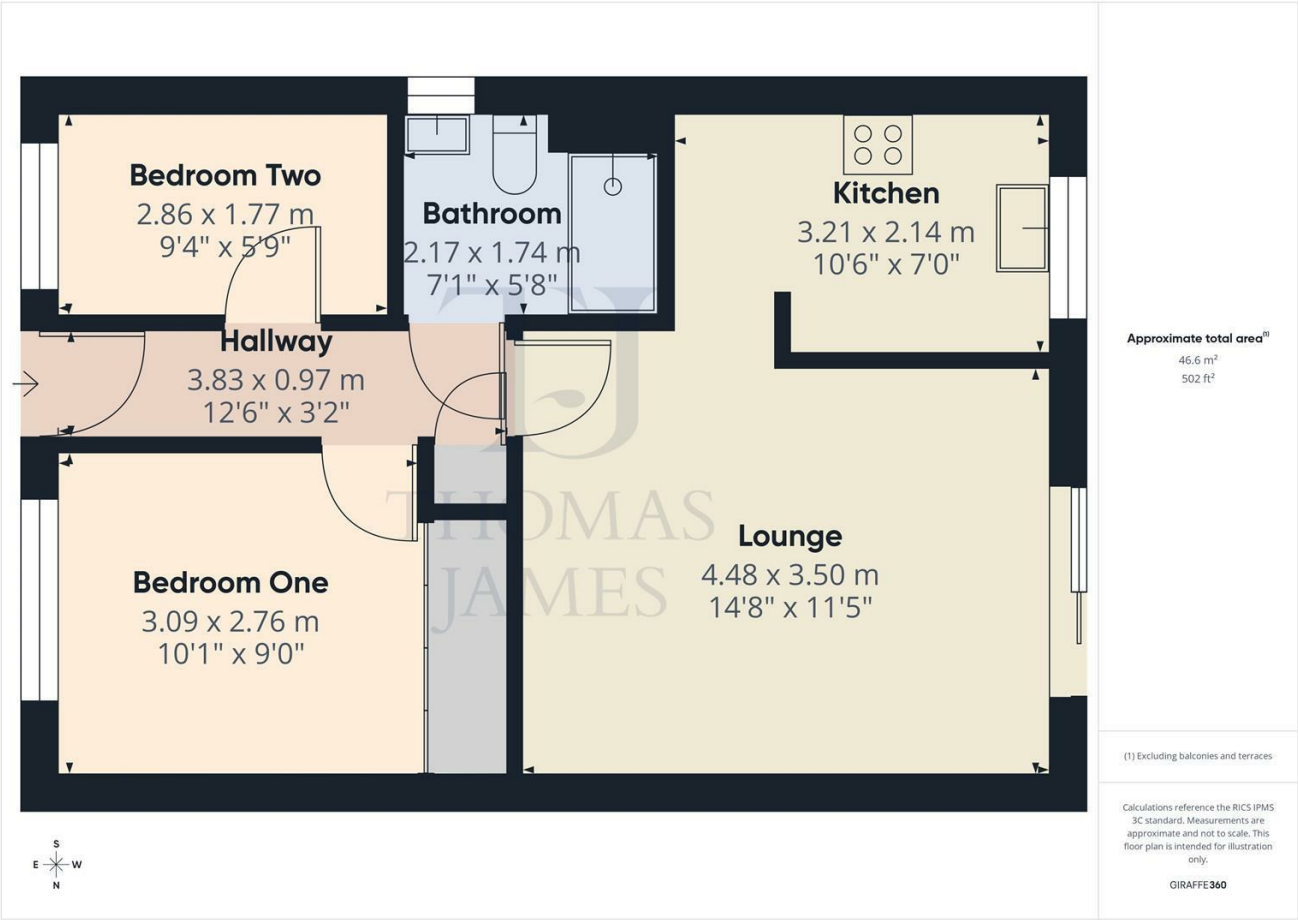
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## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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